150.0	0004	0008.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	702,800 / 702,800
					USE VALUE:	702,800 / 702,800
					ASSESSED:	702,800 / 702,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		KENILWORTH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MANNERS ANDREA R
Owner 2:	GRANDONE GINA M
Owner 3:	
Street 1:	3 KENILWORTH RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BROGAN R & MANNERS R/TRUSTEES -
Owner 2:	S EDWARD & THERESA M MANNERS -
Street 1:	3 KENILWORTH ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,300 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1951, having primarily Vinyl Exterior and 936 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6300.000	215,600		487,200	702,800
Total Card	0.145	215,600		487,200	702,800
Total Parcel	0.145	215,600		487,200	702,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 750.85 | /Parcel: 750.8

Legal Description

User Acct 99191

GIS Ref

GIS Ref

Insp Date 07/20/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 150.0-0004-0008.A

!11758!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	215,600	0	6,300.	487,200	702,800	702,800	Year End Roll	12/18/2019
2019	101	FV	189,900	0	6,300.	456,800	646,700	646,700	Year End Roll	1/3/2019
2018	101	FV	163,900	0	6,300.	377,600	541,500	541,500	Year End Roll	12/20/2017
2017	101	FV	163,900	0	6,300.	347,100	511,000	511,000	Year End Roll	1/3/2017
2016	101	FV	163,900	0	6,300.	316,700	480,600	480,600	Year End	1/4/2016
2015	101	FV	153,600	0	6,300.	310,600	464,200	464,200	Year End Roll	12/11/2014
2014	101	FV	153,600	0	6,300.	288,700	442,300	442,300	Year End Roll	12/16/2013
2013	101	FV	153,600	0	6,300.	274,700	428,300	428,300		12/13/2012

PRINT

Date	Time
12/11/20	01:53:42

LAST REV

Date	Time
09/18/18	14:50:09

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11758

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BROGAN R & MANN	69370-107		6/1/2017	Change>Sale	549,000	No	No		
BASKETT W. PAUL	56291-118		1/14/2011		400,000	No	No		
SLADE ELIZABETH	27512-281		7/25/1997		189,000	No	No		Y

USER DEFINED

Prior Id # 1:	99191
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/14/2017	870	Redo Kit	23,750	O				convert 3 seas to
11/17/2010	2299	Manual	1,832					
3/2/2007	127	Porch	20,000			G8	GR FY08	build rear screene
6/23/2003	494	Re-Roof	15,800					

ACTIVITY INFORMATION

Date	Result	By	Name
7/20/2018	Inspected	PH	Patrick H
6/9/2018	MEAS&NOTICE	HS	Hanne S
2/5/2018	SQ Returned	MM	Mary M
7/3/2012	Measured	JBS	JOHN S
12/3/2008	Meas/Inspect	372	PATRIOT
12/7/1999	Mailer Sent		
11/19/1999	Measured	268	PATRIOT
7/19/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6300		Sq. Ft.	Site		0	80.	0.97	9									487,202						487,200	

Total AC/HA: 0.14463 | Total SF/SM: 6300 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 487,202 | Spl Credit | Total: 487,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99742496
Adj $ / SQ:	141.385
Other Features:	67630
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	264864
Depreciation:	49265
Depreciated Total:	215599

COMMENTS

OF=SINK IN BMT..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5		BRs: 3		Baths: 1			HB				

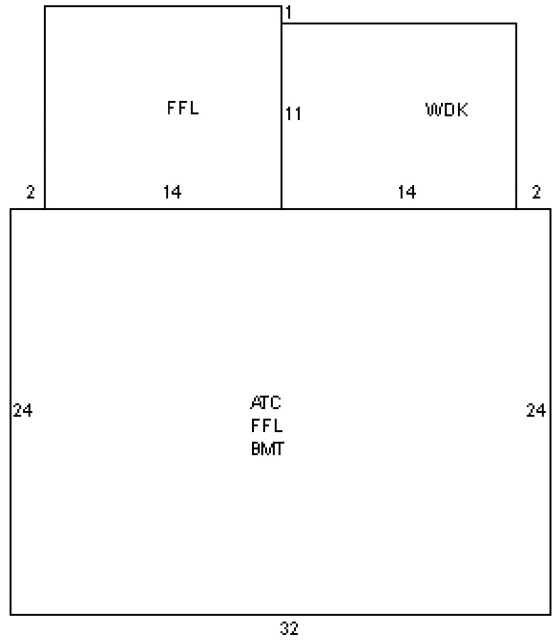
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	M
Totals			
1	5	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	141.38
Special Features:	0	Val/Su Net:	101.36
Final Total:	215600	Val/Su SzAd	178.95

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	936	141.380	132,336
BMT	Basement	768	42.420	32,575
ATC	Attic	269	113.110	30,403
WDK	Deck	154	12.460	1,919

Net Sketched Area:	2,127			Total:	197,233
Size Ad	1204.7999	Gross Are	2626	FinArea	936

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
ATC	100	UNF	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

150.0-0004-0008.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: